

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 79320

ERecordings-RP

NOTICE

Recorded On: May 27, 2022 08:27 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 79320  
Receipt Number: 20220527000017  
Recorded Date/Time: May 27, 2022 08:27 AM  
User: Kraig T  
Station: Station 25

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

STATE OF TEXAS

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COUNTY OF DENTON

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**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
ESTATES AT WIND SONG HILL HOMEOWNERS  
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of ESTATES AT WIND SONG HILL HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Estates at Wind Song Hill Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Estates at Wind Song Hill Addition.

2. **Name and Mailing Address of the Association.** The name of the Association is Estates at Wind Song Hill Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for the Estates at Wind Song Hill Addition, an addition to Denton County, Texas, according to the final plat thereof recorded under Document No. 2020-370, Plat Records, Denton County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 189443 in the Official Public Records of Denton County, Texas, and as may be further amended and/or supplemented.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email [CustomerService@GulfPPM.com](mailto:CustomerService@GulfPPM.com).

6. **Website.** The Association's website may be found at [www.portal.gulfpmm.com](http://www.portal.gulfpmm.com)

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer

are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$150.00
Rush Fee ( <i>within 24 hours</i> )	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$150.00

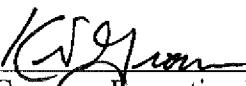
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at [www.GulfPPM.com/ResaleRequests](http://www.GulfPPM.com/ResaleRequests). The telephone number for Gulf PPM, Inc. is (469) 600-5080.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

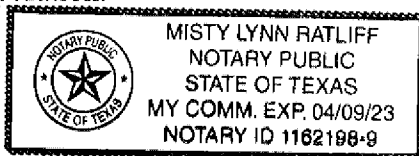
**ESTATES AT WIND SONG HILL  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

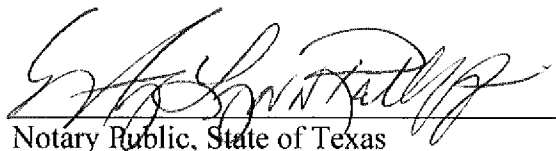
By: Gulf Professional Property  
Management, Inc., Managing Agent

By:   
Kris Grooms, Executive Vice President

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 26 day of May, 2022 by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Estates at Wind Song Hill Homeowners Association, Inc., a Texas non-profit corporation.



  
Notary Public, State of Texas